

## 4-B SCHEDULE OF DIMENSIONAL REGULATIONS

In all districts, no building shall be constructed on any part of a lot, created after the adoption of this provision of the Zoning By-Law, which does not have an area in which a circle, the diameter of which is not less than 80% of the minimum required lot frontage, tangent to the exterior street line from which the required frontage and minimum setback are derived and within all other lot lines may be located. Furthermore, in all districts, no building shall be constructed:

- (1) On a lot having less than the “Required Lot Area: or having less frontage on at least one street than the “Required Lot Frontage”.
- (2) So as to cover, together with any other buildings on the lot, a larger portion of the lot area than the “Maximum Lot Coverage”.
- (3) So as to be nearer to the line of a street than the “Required Setback Distance” or nearer to the side lines of its lot than the “Required Side Yard Width” or nearer to the rear line of its lot than the “Required Rear Yard Depth”, as specified in the chart in this Section for the district in which the lot is located.

			Maximum Lot Coverage		Required Yards			
	Required Lot Area (square feet)	Required Lot Frontage (feet)	By Structures	By Structures & Other Impervious Surfaces	Required Setback Distance (feet)	Width of Side (feet)	Depth of Rear (feet)	Maximum Building Height (feet) <sup>f</sup>
District								
Flood Plain & Water Conservation	Superimposed on other districts and subject to all the restrictions and regulations of those districts and provisions of 3-C.							
Park, School, Recreation, & Conservation	40,000	200	25%	40%	30	25 <sup>b</sup>	30 <sup>c</sup>	35 <sup>m,q</sup> (but not more than 2.5 stories)
Rural	40,000	200	25%	40%	30	25 <sup>b</sup>	30 <sup>c</sup>	35 <sup>m,q</sup> (but not more than 2.5 stories)
Residence A	30,000	150	25%	40%	30	20 <sup>b</sup>	30 <sup>c</sup>	35 (but not more than 2.5 stories)
Residence B	20,000	125	25%	40%	30	15 <sup>d</sup>	30 <sup>c</sup>	35 <sup>p</sup> (but not more than 2.5 stories)
General Residence	15,000	100	30%	50%	30	10 <sup>d</sup>	30 <sup>c</sup>	35 <sup>m,p,q</sup> (but not more than 2.5 stories)
Business	15,000	100	40%	70%	25 <sup>i</sup>	6 <sup>e</sup>	20 <sup>f</sup>	40 <sup>m,q</sup> (but not more than 3 stories)
Highway Business	40,000	200 <sup>l</sup>	50%	90%	50 <sup>i</sup>	40 <sup>g</sup>	25 <sup>g,h</sup>	45 (but not more than 4 stories)
Central Business District	<u>a</u>	<u>a</u>	75%	90%	25 <sup>i</sup>	6 <sup>e</sup>	20 <sup>f</sup>	52 <sup>m,q</sup> (but not more than 4 stories)
Limited Manufacturing	40,000 <sup>l</sup>	200 <sup>l</sup>	35%	70%	50 <sup>i</sup>	40 <sup>g</sup>	25 <sup>g,h</sup>	40 <sup>k</sup>
Industrial	40,000 <sup>l</sup>	200 <sup>l</sup>	50%	70%	25 <sup>i</sup>	10 <sup>g,h</sup>	10 <sup>g,h</sup>	40 <sup>k</sup>

\*\*Please note that pdf version contains active hyperlinks to explanatory notes

## EXPLANATORY NOTES TO SCHEDULE OF DIMENSIONAL REGULATIONS

- (a) No building shall be constructed as a dwelling or a building so used on a lot having less area or frontage than the amount required for its construction in the abutting Residential District (or, where more than one such district abuts in the particular district nearest to the building in question.
- (b) Except that a detached accessory building having a setback of at least one hundred fifty (150) feet may be constructed with six (6) feet of the side lines of its lot.
- (c) Except that a detached accessory building may be constructed within ten (10) feet of the rear line of its lot.
- (d) Except that a detached accessory building having a setback of at least one hundred (100) feet may be constructed within six (6) feet of the side lines of its lot.
- (e) Unless the wall adjoining a side lot line be a firewall used either as a party wall or with its outer face coincident with said line.
- (f) For a dwelling, except that a dwelling in which all rooms open onto a street or onto a yard or exterior court at least twenty (20) feet in depth may be constructed within six (6) feet of the rear line of its lot; six (6) feet for all other buildings.
- (g) Where it abuts a railroad right-of-way, none
- (h) Where the rear yard abuts a residence district, fifty (50) feet
- (j) To be used for no purpose other than walks, drives, landscaping, flag poles, lights, signs, canopies for gasoline service stations and fences as permitted or required elsewhere in the By-Law, except that in the Business District and Central Business District, a minimum of six (6) feet of the setback adjacent to the street right-of-way line shall be landscaped and planted with trees and shrubs; and, in the Limited Manufacturing and Industrial District, a minimum of ten (10) feet of the setback shall be similarly landscaped, providing in both instances no planting shall be located as to restrict the visibility of vehicles leaving the districts by the exit driveways.
- (k) Plus one (1) foot for each additional foot by which:
  - (a) the setback exceeds the required setback distance; or
  - (b) the narrowest side yard exceeds the required side yard width; or,
  - (c) the rear yard exceeds the required rear yard depth, whichever of the three (3) additional distances is the smallest.
- (l) Does not apply to one-story building of accessory use.
- (m) Except that a hospital and comprehensive health care system may be determined by “k” (above).
- (n) Includes accessory buildings or structures.
- (p) Except that a residential care continuum may be determined by “k” (above).
- (q) Except that a dormitory may be determined by “k” (above).
- (r) When at least 30 parking spaces are provided at grade but under a building and screened from view, or are provided below grade in the Highway Business or Industrial districts, the building height may be increased by 12 feet or one additional story.

### 4-C SPECIAL CONDITIONS

- (1) Height Determination and Exceptions: The limitations of height shall not apply to chimneys, ventilators, skylights, tanks, bulkheads, penthouses, flagstaffs, railing, vanes, soil pipes, antennas and other accessory features usually erected above the roof line; nor to domes, towers, spires, or other ornamental features of non-residential buildings.

- (2) Additional Height Limitations Near Side Lines in Residential Districts: In addition to the maximum height limitation hereof, no portion of any building located within twenty-five (25) feet of any point on the side line of an adjacent lot shall have a height above the grade of said point greater than its horizontal distance therefrom if in a Rural or Residence A District, or greater than its horizontal distance therefrom plus five (5) feet if in a Residence B District, or greater than its horizontal distance therefrom plus ten (10) feet if in a General Residence District, provided however, that this limitation shall not apply if the building in question is more than two hundred (200) feet from the nearest exterior line.
- (3) Determination of Lot Frontage and Lot Area:
- (d) Lot Frontage and Area: For the purpose of this section, lot frontage shall be measured along the exterior street line from one side of the lot to the other, and also between said side lines along a line which marks the required building setback on such lot, and the longer of said distances shall be considered as the frontage of such lot. However, the shorter of such measurements shall not be less than eighty percent (80%) of the required frontage. Frontage for a corner lot shall be measured along the exterior street line from one side of the lot to the point of intersection of the tangents on the radius. In determining lot area, no portion thereof within the exterior line of any street shall be included.
  - (e) Continuous Buildable Lot Area: The continuous buildable area of a lot shall be interpreted as the horizontal area of any lot created after the adoption of this section exclusive of any area in a street or recorded open way or way proposed to be open to public use. For any lot created after the adoption of this section, at least sixty percent (60%) of the minimum lot area required for Zoning compliance shall be contiguous land other than that located within an area identified as a "Resource Area" as defined by Massachusetts General Law, Chapter 131, Section 40, and/or the Town of Walpole Wetlands By-Law. The area shall be identified on the plan with a line entitled "Wetland Resource Area", determined and delineated by the applicant's engineer and/or botanist and approved by the Conservation Commission and/or Conservation Agent, using standards as outlined in the above referenced statutes. The proposed structure must be constructed on said designated contiguous land area.
- (4) Number of Buildings Per Lot in Residential Districts: In all residential zones, not more than one (1) building constructed as a dwelling or so used shall be located on each lot. However, in General Residence District, the Board of Appeal may by Special Permit (SP1 under 3-B-7) allow more than one (1) building on a lot where four (4) or more dwelling units are to be accommodated on said lot. Notwithstanding the foregoing, in a residential care continuum more than one (1) but no more than eight (8) buildings may be located on each lot. The Board of Appeals may by Special Permit (SP1 under 3-B-7) allow more than eight (8) buildings on a lot where the applicant has also shown that the design and placement of the buildings will be in harmony with the general character of the neighborhood, and that the project's needs may not be adequately met with fewer buildings.
- (5) Other Exceptions: Notwithstanding the foregoing provisions, a dwelling for not more than one (1) family (where otherwise lawful), or any other permitted building may be constructed on a lot having less than the required